GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Kakinada Municipal Corporation - Change of land use from Industrial use to Central Commercial use in T.S.No.1591/P, Block No.34, Ward No.2 in D.No.19-1-106, Vallabhai Veedhi, Kakinada – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 217 **Dated: 20-08-2016**

Read the following:-

1. From the Commissioner, KMC, Kakinada, Roc.No. 1124/2012-G1, Dated:31.10.2013.
2. Govt. Memo No.25988/H1/2013, MA&UD (H1) Department, Dated:02.12.2014.
3. From the Director of Town & Country Planning, A.P., Hyderabad, Lr.Roc.No.11745/2013/R, Dt.18.12.2013.
4. From the Commnr' of Industries, Hyd., Lr. No.29/1/2013/23877, dated:26.02.2014.
5. Govt. Memo No.25988/H1/2013, MA&UD (H1) Dept., dt:05.09.2014.
6. From the DTCP, AP, Hyderabad, Lr.Roc.No.11745/2013/R1, Dt:27.02.2015.
7. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
8. Govt. Memo No.25988/H1/2013, dated:18.03.2015.
9. Andhra Pradesh Gazette No.95, Part-I, dt:28.03.2015
10. From the DTCP, AP, Guntur, Lr.Roc.No.11745/2013/R1, dt:22.04.2016.

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ORDER:

The draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 8th read above, was published in Extraordinary Andhra Pradesh Gazette No.95, Part-I, Dt:28.03.2015. The Director of Town & Country Planning, AP, Guntur in the reference 6th read above has reported that the Commissioner, Kakinada Municipal Corporation has informed that the applicant has paid an amount of Rs.1,02,720/- towards development/ conversion charges and also reported that the Director of Town & Country Planning, AP, Guntur in the reference 10th read above, have published the draft variation notification in two Daily News papers i.e., one in New Indian Express in English version and one in Vaartha in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, AP, Guntur.
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.
The Commissioner, Kakinada Municipal Corporation, Kakinada, East Godavari Dist.

Copy to:

The individual through the Commissioner, Kakinada Municipal Corporation, E.G. Dist.
The District Collector, East Godavari District.

// FORWARDED : BY ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389 MA., dated:10.09.1975, proposed to make in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in T.S.No.1591/P to an extent of 3504.32 sq. mts. of Kakinada Town, the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Kakinada sanctioned in G.O.Ms.No.389, MA., Dated:10.09.1975 is now designated for Central Commercial use by variation of change of land use based on the Council Resolution No.46, dated:29.10.2013 as marked "A to H" in the revised part proposed land use map G.T.P.No.5/2015/R available in the Kakinada Municipal Corporation Office, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
2. The existing structure in the site under reference shall be demolished.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.
9. The applicant shall handover Master Plan Road widening portion to the Kakinada Municipal Corporation through registered gift deed with free of cost.

SCHEDULE OF BOUNDARIES

North	:	Property belongs to SRMT Function Halls, Royal Park Hotel and property belongs to Smt. P. Satyalatha & Sri D. Tatayyulu
East	:	63'-0" to 69'-0" wide existing road proposed to be widened to 80'-0" as per Master Plan.
South	:	Site belongs to Crown Talkies Property.
West	:	Property belongs to SRMT premises and part of existing C.C. Road wide 17'-3".

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER